

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR MEETING  
APRIL 20, 2023**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1<sup>st</sup> Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT:                    Commissioner Frances Hardrick, Chair  
   Commissioner Kathryn West  
   Commissioner Bill Schwartz (virtual)  
   Commissioner Jose Galvan (virtual)  
   Commissioner Monique Charlier (virtual)

MEMBER EXCUSED:                    Commissioner Lois Smith, Vice-Chair

ALSO IN ATTENDANCE:                David P. Misky, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the March 16, 2023 Meeting Minutes. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding a Sale, Lease, and Reconveyance, the required Class II notice was published in the Daily Reporter on April 6<sup>th</sup> and April 13<sup>th</sup>.

**Item 1, Public Hearing**

Resolution approving a Sale, Lease and Reconveyance Agreement for HACM Mortgage Properties (HACM 2015 Series A & B Bonds).

Assistant Executive Director David Misky provided background on the Intergovernmental Cooperation Agreement established between the Housing Authority and the Redevelopment Authority in 2006. The Agreement allows HACM and RACM to work collaboratively using Statutory Authority to advance affordable housing initiatives. In 2015 HACM utilized ~\$19M of bonding to make improvements to the Berryland, Northlawn, and Southlawn facilities. However, in 2017 HUD determined a government organization could not have outstanding debt, own the facility, and manage the Section 8 vouchers. Consequently, HACM has asked RACM to take ownership of the three HACM facilities while the bonds are paid off (7-8 years). Mr. Misky stated RACM has done this previously with other facilities such as MPS schools, UWM Kenilworth Building, and a recent Port Milwaukee Project (DeLong). Mr. Misky also stated HACM is willing to pay the Authority \$25K to assist with auditing costs since these properties will be on our books as assets.

Commissioner West asked if any of the previous projects that RACM has owned have been reconveyed back to the original owners to which Mr. Misky stated not to date.

Fernando Aniban, Deputy Director of HACM, thanked RACM and the Board for their support of this conveyance.

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10961.

**Item 2, Regular Business**

Resolution approving a Second Amended and Restated Intergovernmental Cooperation Agreement between the Redevelopment Authority of the City of Milwaukee ("RACM") and the Housing Authority of the City of Milwaukee ("HACM") to permit HACM to engage in commercial, retail and other activity and to permit the RACM to take and hold title to HACM Developments.

Mr. Misky restated the Intergovernmental Cooperation Agreement from 2006 allows HACM and RACM to work collaboratively. The Agreement was revised in 2015 to provide for the development of mixed-use properties and mixed-rate homes by HACM. This second amendment would expand RACM's abilities to accommodate the transfer of certain real property owned by HACM to RACM pursuant to a separate Sale, Lease and Reconveyance Agreement

Commissioner West moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10962.

**Item 3, Regular Business**

Resolution authorizing the Executive Director to enter into a contract for Landscape Maintenance services and Snow and Ice Removal services at the Century City Business Park.

Scott Stange, Contracts Manager, stated this resolution would authorize the Authority to "piggyback" off of a City contract for landscape maintenance. The contract would be with All Season Lawn Care and would be for this year plus two additional 1-year additions. All Season is a Small Business Enterprise (SBE) firm and a company we have worked with in the past. They meet 100% of SBE goals and routinely exceed the 40% Resident Preference Program goal.

Commissioner Galvan moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 10963.

**ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular meeting for **May 18, 2023**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

David P. Misky  
Assistant Executive Director-Secretary

NOTE 1: An audio file of this meeting is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.